

Historic District Ordinance Amendment  
**City Council Work Session 2016**

# Work Session Agenda:

1. Overview
2. Major Changes
3. Minor Changes
4. Issues Not Addressed
5. Outstanding Issues



Agenda



Community Survey: Today



# Community Survey: 10-15 years



# Vibrant, Fun & Beautiful

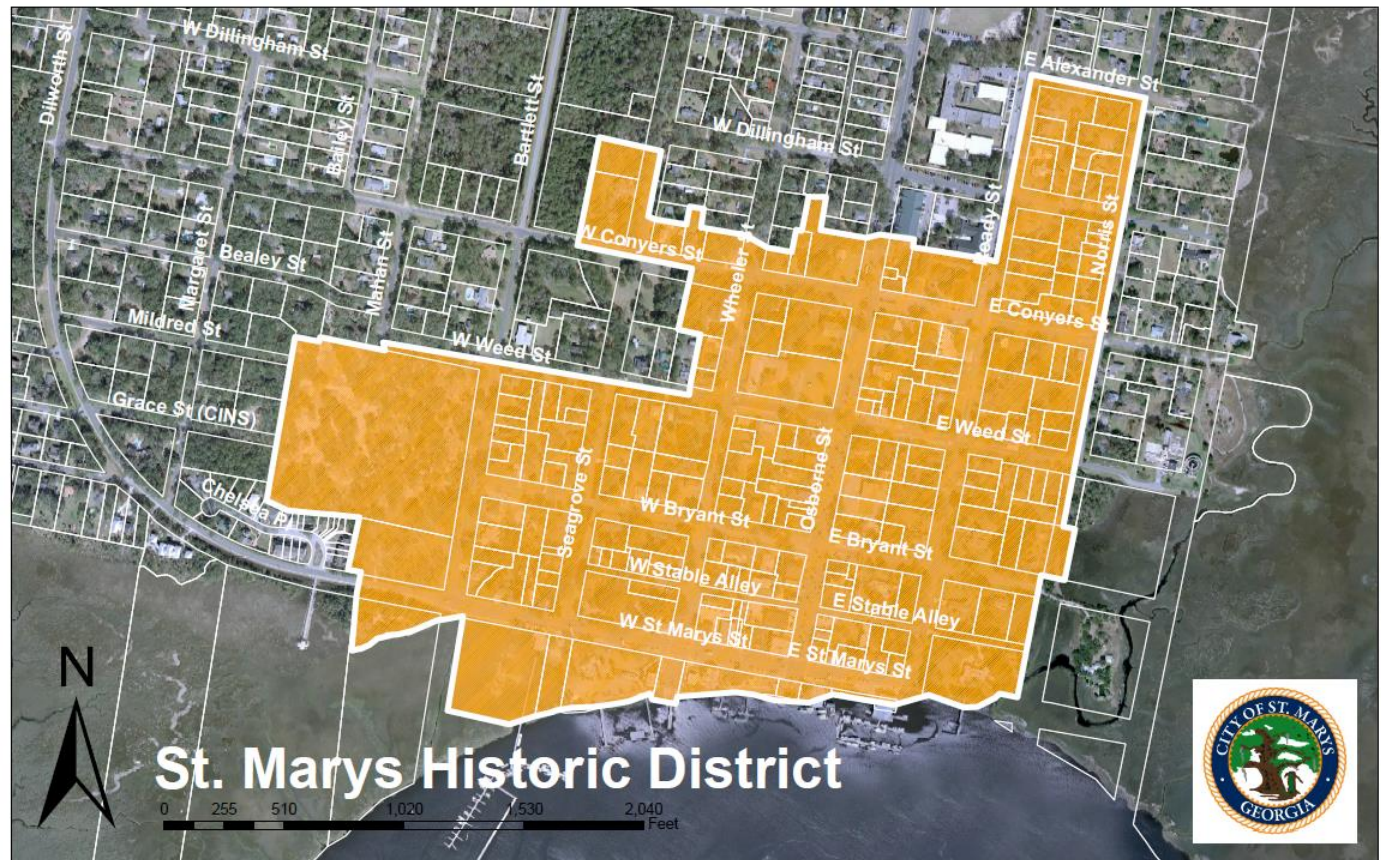


# Overview:

Approximately 2% of the City's population

Approximately 5% of the City's registered businesses

Home to City's greatest asset, the waterfront



St. Marys  
Historic District Guidelines Study



ST. MARY'S HISTORIC DISTRICT  
GUIDELINES STUDY

JUNE 30, 1986

GALYON AND ASSOCIATES / PDM

POST OFFICE BOX 1645

CHARLESTON, SOUTH CAROLINA 29402



History

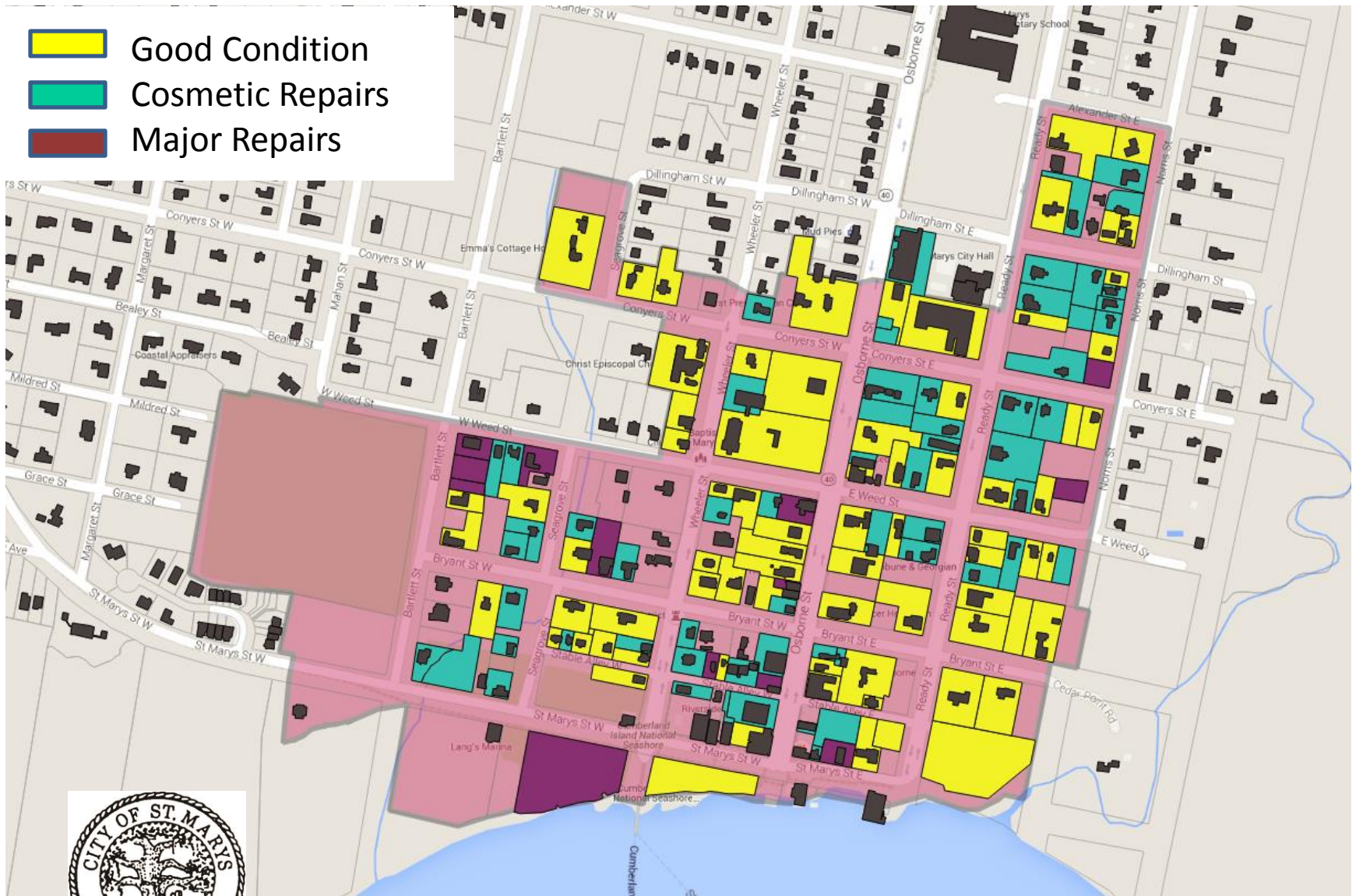
	SETBACK	SCALE	HEIGHT	RHYTHM	ROOF	MATERIALS	FENESTRATION	FOUNDATIONS	PORCHES	COLOR	LANDSCAPING	PARKING	FENCING	LIGHTING	SIGNAGE	DEMOLITION	YEAR ADOPTED
BOSTON, MA	X	X	X	X	X	X	X		X	X	X	X	X	X	X		1975
BALTIMORE, MD					X		X		X	X			X		X	X	1974
NORFOLK, VA	X	X	X	X	X	X	X		X	X	X				X	X	1980
ROCKVILLE, MD	X	X	X	X	X	X	X		X	X	X				X		1977
GEORGETOWN, SC	X	X	X		X	X	X			X	X	X	X	X	X	X	1985
MT. PLEASANT, SC	X	X	X	X	X	X	X			X	X	X	X	X	X	X	1981
BEAUFORT, SC	X	X	X	X	X	X	X		X		X	X	X	X	X		1979
SAVANNAH, GA		X	X	X	X	X	X	X	X		X						1973
PENSACOLA, FL	X		X		X		X		X		X	X	X	X	X		1986
MOBILE, AL	X	X			X	X	X		X			X	X		X		1984
CHAPEL HILL, NC	X	X	X		X	X	X			X	X	X	X	X	X	X	1979



## History



- Good Condition
- Cosmetic Repairs
- Major Repairs



## Condition of Properties



Contributing



## Contributing Properties





# ONE

*St. Marys*  
**ONE VISION**

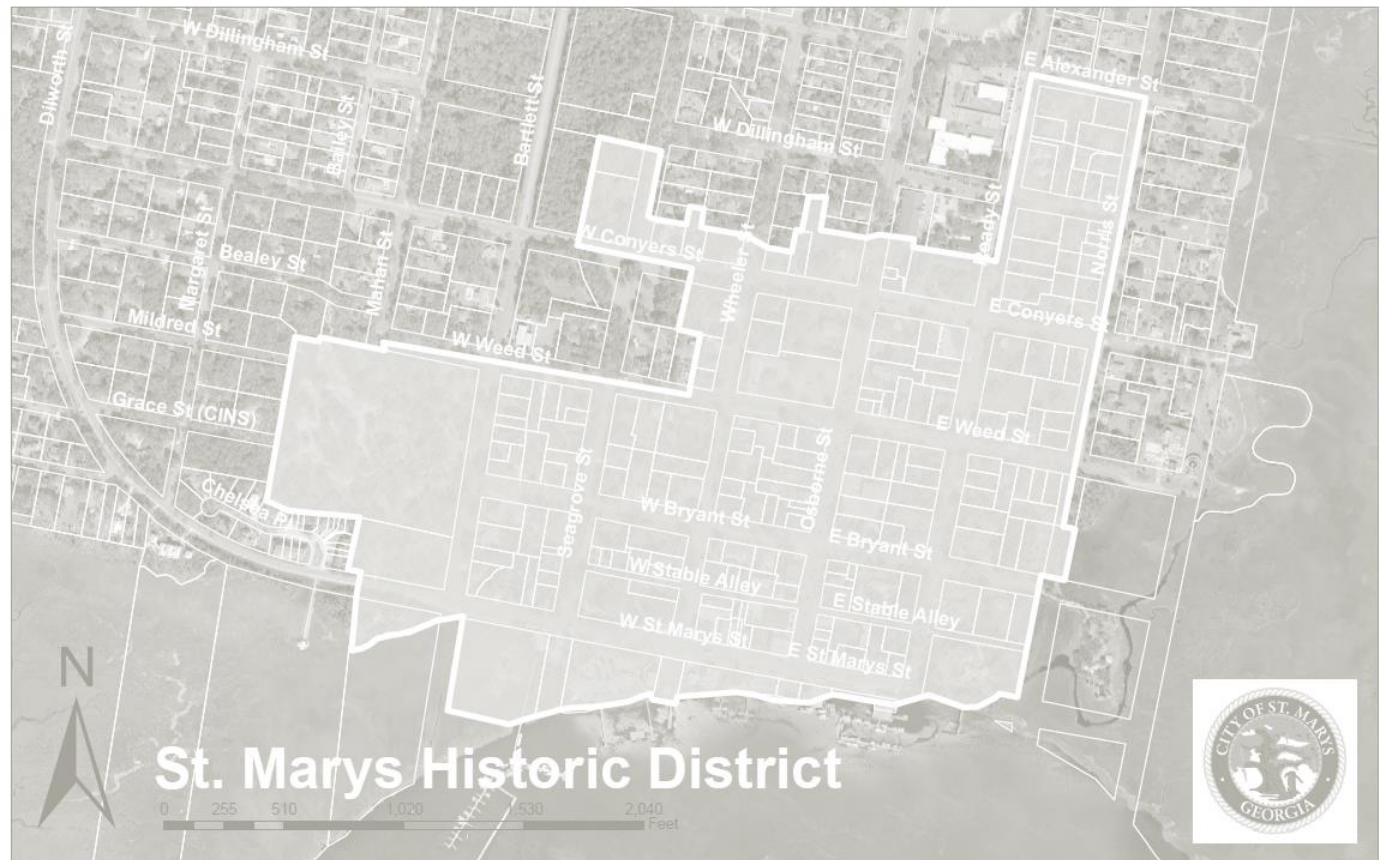
Project Tasks	2015			2016												2017			
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
NOTICE IS PROCEED	★																		
Task 1: Data Gathering and Existing Land Use																			
Task 2: Visioning & Community Engagement																			
Task: Steering Committee																			
Task: Community Engagement Activities																			
Task 3: Master Plan																			
Task: Future Land Use Plan																			
Task: Multi-Modal Mobility																			
Task: Finalize Master Plan Document																			
Task 4: New Zoning Ordinance																			
Zoning Ordinance Diagnostic Report																			
Draft Zoning Ordinance																			
Final Zoning Ordinance																			
Task 5: New Zoning Map and GIS Database																			
PROJECT COMPLETION																			★



## Timeline

# Major Changes:

1. Membership Structure
2. Ordinance Restructure to Emphasize Classification
3. Demolition Section Replaced



## Sec. 62-63. - Members.

The historic preservation commission shall consist of seven members appointed by majority vote of the mayor and city council, who shall be full-time residents of the City of St. Marys for a continuous period in excess of one year and have a demonstrated special interest, experience or education in history, architecture or the preservation of historic resources. There shall be no less than ~~five~~four members of the historic preservation commission who are residents of designated City of St. Marys Historic Districts as established in this article and subsequent ordinances. A maximum of ~~two~~three members of the commission may be appointed at large from the general full-time resident population of the City of St. Marys. ~~To the extent available, of which,~~ the mayor and council shall appoint at least one member from among professional members from the disciplines of architecture, history, architectural history, planning, archeology or other historic preservation related discipline such as urban planning, American Studies, American Civilization, cultural geography or cultural anthropology. Members shall serve three-year staggered terms. Members may not serve more than two consecutive terms. In order to achieve staggered terms the initial appointment shall be as follows: Two members for one year; two members for two years; and three members for three years. Members shall not receive a salary although they may be reimbursed for expenses.



## Membership



## Sec. 62-86. - Designation of St. Marys Historic District.

- (a) Since the St. Marys Historic District has been recognized in local ordinance by the City of St. Marys and by listing in the National Register of Historic Places since 1978, this document will serve as the primary jurisdiction for the historic preservation commission.
- (b) The boundaries of the St. Marys Historic District shall conform to the boundaries as listed in the National Register of Historic Places and as per the map official identified as Attachment A, [on file with the city] which is incorporated into this chapter by this reference thereto.
- (c) Evaluation of the properties within the St. Marys Historic District shall be by the HPC or their designated staff or consultant. Individual properties within the historic district shall be classified as:
  - (1) Historic (more than 50 years old and contributing to the historical character of the district).
  - (2) Historic-obscured (more than 50 years old, but not contributing to the historical character of the district due to unsympathetic but not irreparable alterations).
  - (3) Nonhistoric (less than 50 years old if possessing architectural character).
  - (4) Intrusions (structures of any age which detract from the historical character of the district).
  - (5) Vacant.
- (d) The historic preservation commission shall, subject to available funding, keep an up-to-date listing of all properties either located within the district or any properties outside of the district that become older than 50 years from any given date.



# Restructure to Emphasize Classification

~~Demolition or relocation~~

~~(a) The commission determines that demolition is appropriate unless the historical character of the structure is of greater value than the cost of relocation.~~

~~(1) The structure is of greater value than the cost of relocation.~~

~~(2) The structure is of greater value than the cost of relocation.~~

~~(3) The building is of greater value than the cost of relocation.~~

~~(b) Whenever a building is to be demolished or relocated, the commission shall issue a certificate of appropriateness to the applicant.~~

~~the~~

Sec. 62-153. Requirements for the demolition or relocation of historic structures.

(1) If required to do so by the Commission, the applicant for a demolition permit must present evidence from a professional engineer licensed in Georgia that the structure poses an imminent threat to public health and safety, and that said threat can only be alleviated through demolition. The engineer's documentation must show that there is no way to repair the condition or shore up the building in order to prevent any dangerous conditions.

(2) If the applicant seeks a certificate of appropriateness to relocate the structure, the applicant must demonstrate that the absence of the relocated structure will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of the historic property or the historic district.

(3) The owner of the property is responsible for any unsafe building on that property and can be fined up to \$1000 per day for non-compliance in shoring up the structure until the hearing process and/or any waiting period is completed.

(4) The Commission will determine whether to permit demolition based upon information including, but not limited to, reports, photographs or inspection as part of a site visit by some or all members of the Commission and other individuals designed by the Commission. The opinion of a professional engineer licensed in Georgia that the building is unsafe or unsound or that it poses imminent threat to public health or safety is only one part of the information the Commission may use to make an informed decision. The Commission may also consider the information provided pursuant to Section 62-154 (1) e-h to determine whether to permit demolition.



# Demolition

**Sec. 62-153. Requirements for the demolition or relocation of historic structures.**

(1) Demolition of historic structures is deemed detrimental to the public interest and shall only be permitted pursuant to the prescriptions of this section:

All requests for demolition of any building, wall, fence, porch, or stoop within the historic district shall apply for a Certificate of Appropriateness with the Community Development Department:

a. All requests for structures not designated as historic or historic obscured shall refer to Chapter 18, Buildings and Building Regulations, for demolition or relocation and proceed to Sec. 62-155(3) for review.

b. All requests designated as historic or historic obscured shall come before the Commission following the procedures of Sec. 62-155, by providing the information required in Sec. 62-154.

(2) If the applicant seeks a certificate of appropriateness to relocate a historic or historic obscured structure, the applicant must demonstrate that the absence of the relocated structure will not have a substantial adverse effect on the aesthetic, historical, or architectural significance and value of the historic property or the historic district.

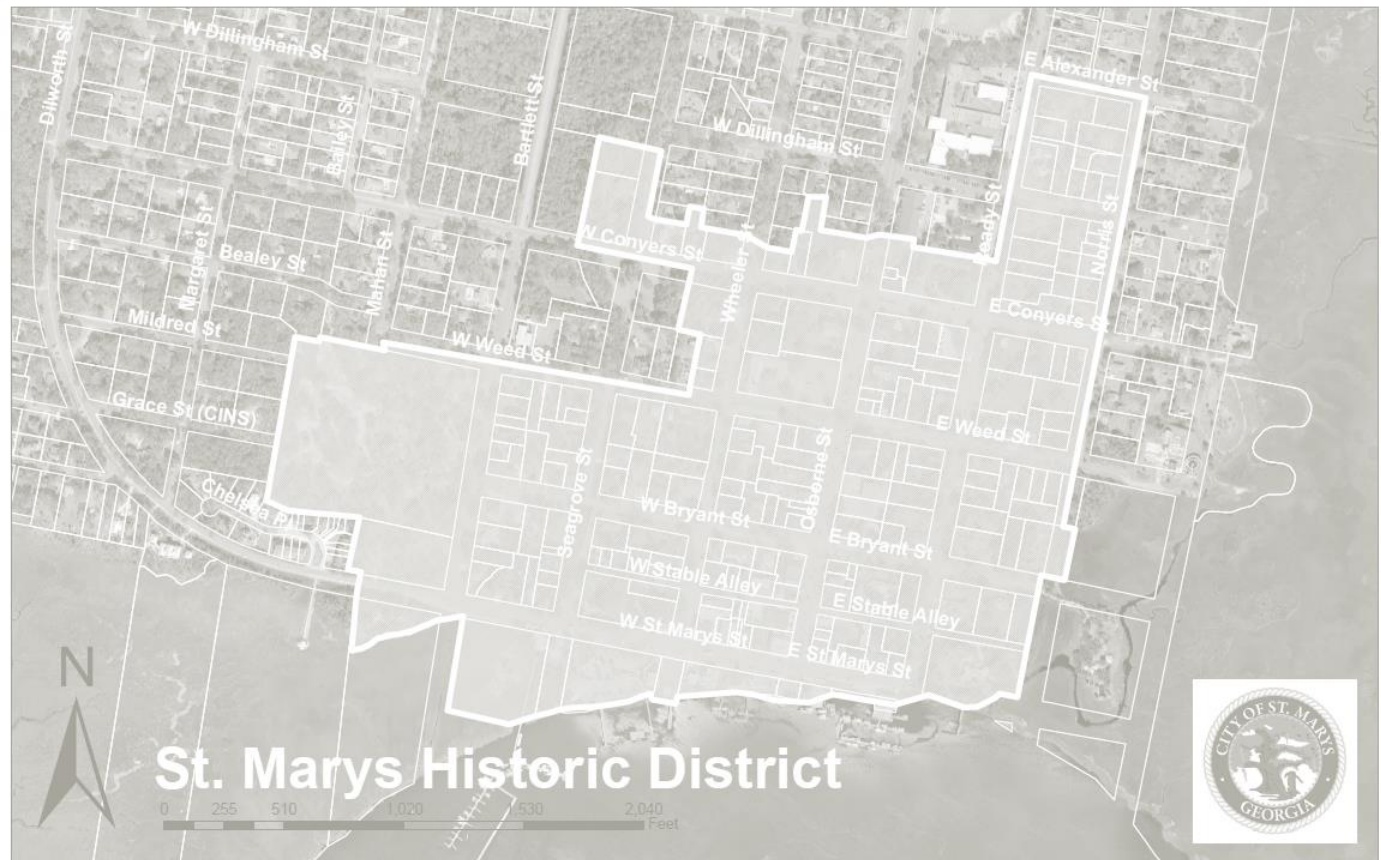
(3) The owner of the property is responsible for any unsafe building on that property and can be fined up to \$1000 per day for non-compliance in shoring up the structure until the hearing process and/or any waiting period is completed.



## Demolition

# Minor Changes:

1. Corrected Tree Review Procedures
2. Corrected Guidelines and Criteria for Review
3. Corrected Conflicting Definitions & Procedures





Sec. 62-113 -Disposition, alteration or removal of trees in the historic district or on historic properties

~~(b) Two basic types of activities shall constitute change to exterior environmental features:~~

- ~~(1) The removal or alteration of exterior environmental features which affect a property historically/aesthetically. These features shall include: Trees ten inches in diameter measured at a point 24 inches above the ground, the topography of a property, paving materials, fencing, lighting fixtures and outbuildings.~~
- ~~(2) The addition of exterior environmental features which will affect the historic/aesthetic qualities of a property. These features shall include: Driveways, walkways, parking lots, fences, outbuildings, lighting fixtures and permanent yard signs.~~

~~(e)~~ Disposition of all trees at least ten inches in diameter, as measured at a point 24 inches above the ground, in the historic district shall be determined by either the HPC or the City of St. Marys Tree Board in compliance with this section. Within private parcels of the historic district, if there is an immediate threat to life or property, posed by a dead or dying tree, the Community Development Director has the authority to have the tree removed. Within private parcels of the historic district, where a tree is dead, diseased or in otherwise poor health, and is not an imminent threat, the tree board will have sole jurisdiction as to its removal. Within private parcels of the historic district, where a tree is healthy and requested to be removed by either the city or a property owner, the historic preservation commission shall have sole jurisdiction as to its removal. However, the HPC requires that for all live oak trees determined to be removed for any reason, one new live oak of minimum diameter of **2.5 inches** shall be planted on the site. Replacement of other species of trees shall be replaced as per the requirements of the tree board.



## Corrected Tree Review



**Sec. 62-114. - Guidelines and criteria for review**

(a) When considering applications for certificates of appropriateness to exterior architectural and environmental features of historic properties or within historic districts, the Secretary of the Interior's "Standards of Rehabilitation" and the "St. Mary's Historic District Guidelines Study, June 30, 1986, by Galyon and Associates/PDM" shall be used as a guideline along with any other criteria adopted by the commission.

(b) Determine the classification of the property according to Sec. 62-86, by year built, era in context and architectural style.

(c) If classified as Historic or Historic-obscured, the commission shall determine that,



Corrected Guidelines

*Material change in appearance:* A change that will affect either the exterior architectural or environmental features of a property within a designated district or site may include any one of the following. All work shall be in strict accordance with Secretary of the Interiors "Standards for Historic Preservation":

- (1) A reconstruction or alteration of the size, shape, height, mass, scale or facade of an existing building or structure or a historic property, including any of its architectural elements or details.
- (2) Demolition or relocation of a building or a structure.
- (3) Commencement of excavation for construction purposes as noted in paragraph (1) above.
- (4) A change in the location of all advertising visible from the public right-of-way, including freestanding signs, window signs, wall-mounted signs, banners, etc. All signs in the historic district shall comply with all requirements of the City of St. Marys Sign Ordinance.
- (5) The erection, alteration, restoration or removal of any building or other structure, including walls, fences, steps and pavements, or other appurtenant features, except exterior paint alterations.
- (6) The construction or removal of exterior environmental features.

*Exterior environmental features:* All those aspects of the landscape or the development of the site which affect the historical character of the property to include, but not be limited to, trees, walks, curbs, landscaping of any kind, trellises, sidewalks, curbs, exterior lighting features, fountains, carports, pools (in ground or above ground), heavy-duty playground equipment (fixed to ground), and/or signage. General gardening and planting of flowers and shrubs are exempt from this ordinance.

~~(2) The addition of exterior environmental features which will affect the historic/aesthetic qualities of a property. These features shall include: Driveways, walkways, parking lots, fences, outbuildings, lighting fixtures and permanent yard signs.~~



Corrected Conflicting Definitions & Procedures

# Issues Not Addressed:

1. Signage
2. Zoning Issues
3. Form-Based Code



There are currently three signage standards in use:  
The 2014 Historic District Signage Section  
The 2003 Sec. 46 Signage Ordinance, updated in 2015  
And a Resolution on Median Signage in 2006



# Signage

Current zoning code does not address many of the current uses in the Historic District, especially those involving mixed-use, accessory structures, special or conditional uses and their signage and parking.

The Master Plan process will begin to address zoning changes this month, with a public workshop on Tuesday, August 23, 1-3 PM, at the St. Marys United Methodist Church, 106 E. Conyers St.



## Zoning



## Smart Code/Form-Based Codes

### Transects

It also ensures that a community will not have to scrutinize all proposed projects, because the intentions of the citizens will have already been determined in the process that leads to the code. The SmartCode is a comprehensive framework for that process.



## Form-Based Code

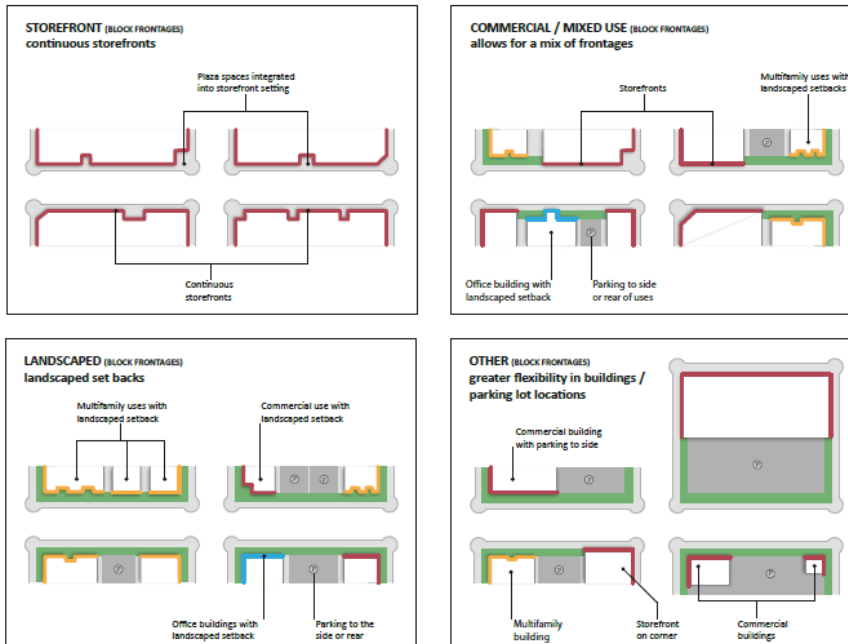
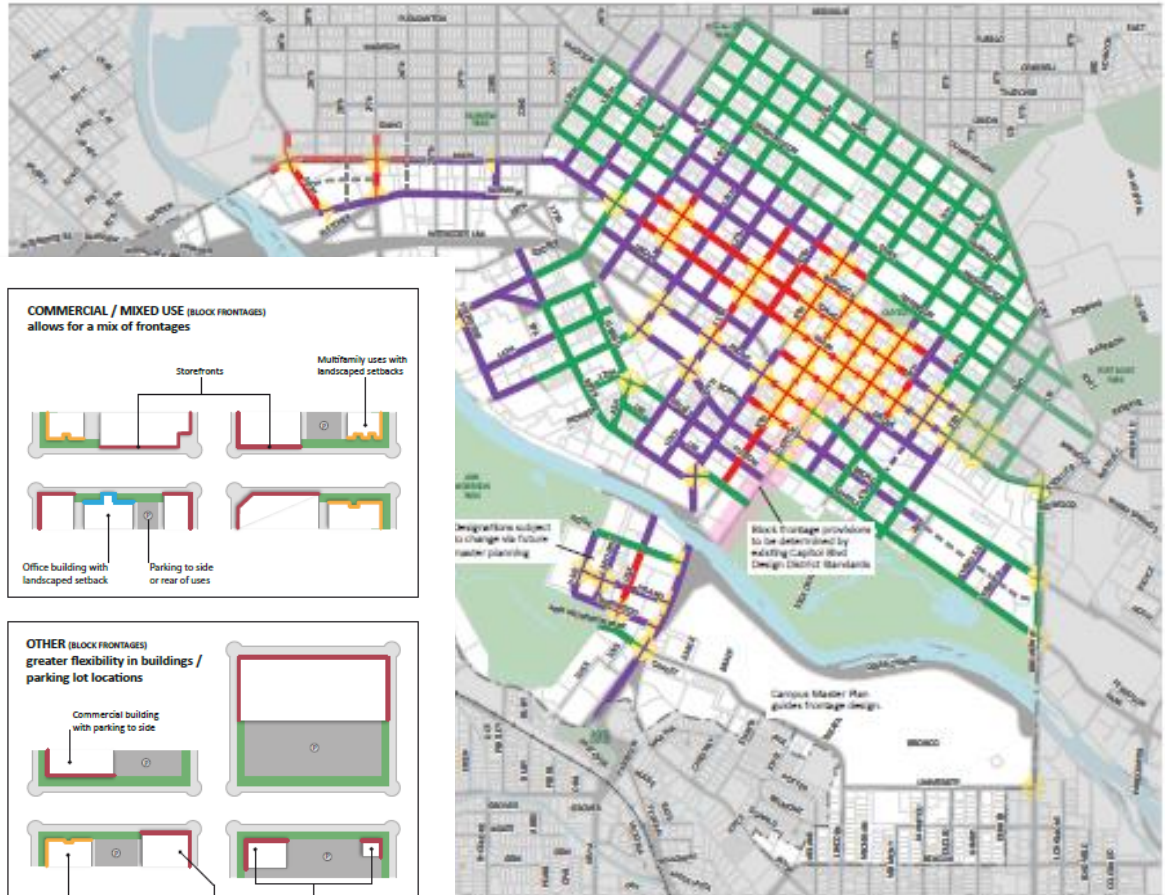


Fig. 2-3. Examples of block frontage development under each of the four block frontage designations.



## Form-Based Code

## Commercial/Mixed-Use Block Frontages

### Description/Intent:

The Commercial/Mixed-Use designation serves areas that accommodate a mixture of ground floor uses and allows a diversity of development frontages provided they contribute to the visual character of the street and enhance the pedestrian environment.

### Vision:



-or-

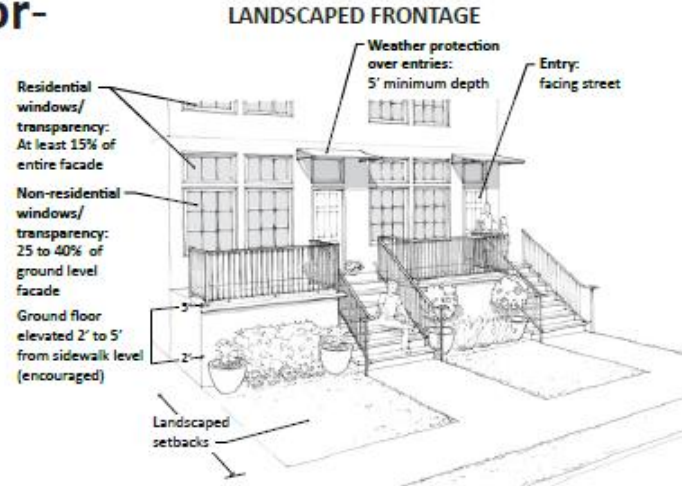


Fig. 2-9. Storefront vision, key standards, and examples.



Fig. 2-10. Landscaped frontage vision, key standards and examples.



# Form-Based Code





Thank you.  
**[jeff.adams@stmarysga.gov](mailto:jeff.adams@stmarysga.gov)**  
follow us on

